

The City of Bellflower  
*Families. Businesses. Futures.*

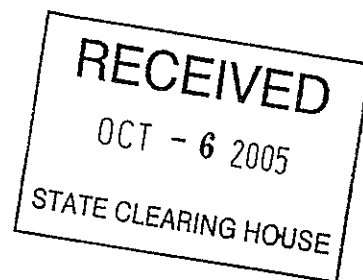
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October 1, 2005

Governor's Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044



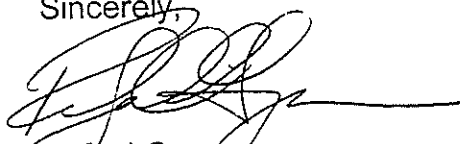
**Subject: City of Bellflower 2004-2005 General Plan Progress Report**

Dear OPR Official:

Attached is a copy of the "City of Bellflower 2004-2005 General Plan Progress Report" for your review. The Bellflower City Council will receive the "Report" on October 10, 2005. Government Code Section 65400(b) requires that an annual General Plan progress report be provided to the Governor's Office of Planning (OPR). The purpose of this report is to discuss the City's progress in implementing the General Plan, meeting its share of regional housing needs, and removing governmental constraints to the maintenance, improvement and development of housing. This report covers the period between October 1, 2004 and September 30, 2005.

Should you have any questions, please contact me at (562) 804-1424, ext. 2276.

Sincerely,



Rafael Guzman,  
City Planner

Enc: City of Bellflower 2004-2005 General Plan Progress Report

Document 124093

> Randy Bomgaars  
Mayor

Ray T. Smith  
Mayor Pro Tem

John K. Pratt  
Council Member

Scott A. Larsen  
Council Member

Dorothy R. King  
Council Member

**City of Bellflower  
2004-2005 General Plan Annual Progress Report**

State law requires that each City adopt a general plan that incorporates seven mandated elements. Additional topics may be adopted, which are called optional elements. State law also states that the General Plan should be kept current. This is done through comprehensive updates and through amendments. Updates for an element are usually undertaken at least five years apart and they look at underlying conditions and preferences. Amendments are typically smaller in scope and typically involve minor changes to the text of the General Plan or modifying the General Plan land-use map. Amendments are typically triggered by a private (developer) application or by direction from the City Council. Changes to the General Plan require a public hearing before the Commission and the City Council.

In 1995, the Bellflower City Council adopted the City's current General Plan. The General Plan contains seven elements: Land Use, Circulation, Housing, Conservation, Open Space, Noise and Safety. Table 1 shows the status of the City's General Plan elements, including both mandated and optional.

**Table 1. General Plan Element Status**

<b>Element</b>	<b>Required or Optional</b>	<b>Date of Adoption or Amendments</b>	<b>Comment</b>
<b>Land Use</b>	Required	Adopted April 28, 1997; Amendments GPA04-01 approved on November 8, 2004, and GPA 04-02 on July 11, 2005.	The City Council approved General Plan Amendment (GPA) 04-01 to change to a "Commercial" designation and the City Council approved GPA 04-02 to create a "Mixed Use" designation.
<b>Circulation</b>	Required	Adopted April 28, 1997.	No amendments.
<b>Housing</b>	Required	Adopted in 2003.	A comprehensive update was adopted in 2003.
<b>Conservation</b>	Required	Adopted August 14, 1995.	No amendments.
<b>Open Space</b>	Required	Adopted August 14, 1995.	No amendments.
<b>Noise</b>	Required	Adopted August 14, 1995.	No amendments.
<b>Safety</b>	Required	Adopted August 14, 1995.	No amendments.

As required by Government Code Section 65400(b)(1), every city must submit an annual progress report to their local legislative body, the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) on the implementation status of their General Plan. The annual report must also include discussion on the City's progress in providing its required share of affordable housing, pursuant to Government Code Section 65584, and its effort to remove governmental barriers for the maintenance, improvement and development of affordable housing per Section 65583.c(3) of the California Government Code.

This report covers the period between October 1, 2004 and September 30, 2005.

## **STATUS OF GENERAL PLAN AND IMPLEMENTATION PROGRESS**

### **General Plan**

#### **Land Use Element**

The Land Use Element serves as a guide for public and private decision-making regarding land use issues and future development. Specific goals and policies are provided to correspond to major land use issues of concern, including, land use compatibility, residential, commercial and industrial uses, parks and open space areas.

The City of Bellflower is considered a developed community comprised mostly of single-family residential neighborhoods, with its predominant commercial and industrial uses situated along several major roadways. As a developed community, any future development in the city would occur as infill or redevelopment.

In 1997, an updated Land Use Element was adopted as part of the City's comprehensive General Plan update. Since adoption of the City's current General Plan, the City has processed a variety of new land use developments.

Two General Plan Amendments and one Specific Plan have been submitted for City Council approval between October 1, 2004 and September 30, 2005.

On November 8, 2004, General Plan Amendment (GPA) 04-01 was approved to change the General Plan Land Use to "Commercial" at 9901 Artesia Boulevard. On July 11, 2005, a "Mixed Use" General Plan Amendment, GPA 04-02, was approved for the property addressed as 10250 Artesia Boulevard. This amendment was approved in conjunction with "Specific Plan No. 1," which allows for a development consisting of a 65-unit, townhome project and a commercial or residential/commercial project to be developed, at a future date, within the same property.

Another General Plan Amendment was also received in 2005, which has been noticed for a Planning Commission public hearing on October 3, 2005. The

Amendment proposes to change the "Medium Density Residential" General Plan Land Use designation to "Commercial" at 9534 Beverly Street. This site is also adjacent to the Artesia Boulevard Study Area.

The Artesia Boulevard Corridor Land Use Area Study is intended to provide a comprehensive assessment of the existing land use characteristics and development pattern of the Artesia Boulevard commercial corridor. The purpose of the 2.5-mile study area is to provide a baseline of existing conditions and provide a framework for economic development and redevelopment.

**Circulation Element** – The Circulation Element defines the transportation needs of the City and presents a comprehensive transportation plan to accommodate those needs. The Element also focuses on identifying and evaluating local circulation needs, while balancing those needs with regional demands and mandates. The City of Bellflower currently participates in local and regional transportation planning and decision making by implementing the guidelines of the Los Angeles County Congestion Management Plan and conforming to the Los Angeles County Master Plan of Arterial Highways:

Through the Capital Improvements Programs (CIP), the City has undertaken various projects as described in Table 2 below:

**Table 2. Capital Improvements Programs**

Project	Description
Surface Treatment Program	Fiscal Year 2004-05 Surface Treatment Program for the cyclic seal of asphalt streets. Project funded by the General Fund's Capital Improvement Account.
Tree Removal	Trees removed within City right-of-way that are causing damage to sidewalks, curbs and gutters. Project funded by the General Fund's Capital Improvement Account.
New Emulsion Tank & Trailer	Upgraded the emulsion tank and trailer equipment for the treatment/preparation of asphalt. Project funded by the General Fund's Capital Improvement Account.
Clean Bus Stops	Purchased and applied new maintenance supplies for cleaning bus stops citywide. Project funded by the General Fund's Operating Account.
Upgrade Aerial Photographs	Updated city-wide aerial photographs for use in City Geographic Information System. Project funded by "Proposition C" funds.
New Weed Sprayer	Purchased new weed sprayer for City property, right-of-way, and parkway. Project funded by the General Fund's Operating Account.

**Table 2. Capital Improvements Programs (Continued)**

Project	Description
91 Freeway Landscaping	Completed landscaping improvements to the westbound 91 Freeway ramps at Bellflower Boulevard. The project was funded with a combination of City Redevelopment funds and State Transportation Implementation Program funds.
Belmont Façade Rehabilitation	Removal of asbestos from City-owned buildings along Belmont Street. The project was funded by City Community Development Block Grant funds.
City Entry Portals	Installed City identification entry portals at the Bellflower Blvd and Foster Road. Project funded by the General Fund's Capital Improvement Account.
Palm Sewer Replacement	Replaced sewer on Palm with Sewer Replacement Funds.
Landscape on Woodruff, south of Railroad right-of-way	Planting trees and shrubs on Woodruff as part of "Greening Bellflower" program. Project funded by the General Fund's Capital Improvement Account.
Landscape on McNab	Constructing a block wall, planting trees and shrubs on McNab south of Rosecrans as part of "Greening Bellflower" program. Project funded by City Community Development Block Grant funds.
Landscape on Woodruff at Caltrans Yard	Planting trees and shrubs on Woodruff as part of "Greening Bellflower" program. The project was funded with "Proposition C" funds.
Safe Routes to School Sidewalk program	Repair and construction of new sidewalks from Alondra south to Walnut and Lakewood east to Clark. The project was funded with State "Safe Routes to School Grant" funds.

The City of Bellflower continues to provide alternative modes of transportation. The City contracts with Laidlaw Transit, since 1995, to provide fixed-route and paratransit service in the community. Laidlaw Transit utilizes three, heavy-duty vehicles for the fixed-route service and three vans for the Dial-A-Ride system.

Negotiations are also underway with the Metropolitan Transportation Authority (MTA) to lease the former Union Pacific right-of-way for the West Branch Greenway Multi-Modal Transportation Corridor. The Greenway Corridor would include a bike trail, pedestrian trail, pocket parks and landscaping.

The City also joined the Orange Line Development Authority in 2003 to work collaboratively with other cities in the region to establish a Maglev (Magnetically levitated trains) route between Lancaster and Irvine. A 2.5 mile portion of the proposed Orange line would pass through Bellflower, within the West Branch Greenway Multi-Modal Transportation Corridor. The City attended monthly Orange Line Authority meetings during the period between October 1, 2004, to September 30, 2005.

The City of Bellflower will launch a comprehensive website overhaul in late October 2005, in part due to Proposition "C" funds received in April 2005. The intent of the website modifications is to provide a variety of information (i.e. agendas, reports, service information) in order to reduce the number of vehicular trips to city hall. The City also offers a information line for citizens to call in and retrieve information about their representatives (i.e. elected, appointed, City staff), various programs, hours of operation, and other vital information to reduce the number of vehicular trips to city hall.

**Housing Element** - In a continuing effort to provide housing assistance within the community, the City of Bellflower and the Bellflower Redevelopment Agency have sponsored a number of housing programs which are implemented by the Community Development Department. The Bellflower Redevelopment Agency is a separate legal entity established in 1988 to eliminate blight and improve infrastructure within Bellflower's Redevelopment Project Area No. 1 and to assist low- and moderate-income families to secure decent, safe, and sanitary housing at affordable prices city wide. The focus of the Community Development Department activities are to provide financial assistance in the form of low-cost home-improvement programs, provide essential public services, stimulate the revitalization of older declining neighborhoods and monitor the modernization of essential infrastructure in neighborhoods with a high concentration of low-to moderate-income residents.

*Share of Regional Housing Need* - The City's Housing Element identifies Bellflower's housing goals and objectives. The City's share of affordable housing units is determined by a Regional Housing Needs Assessment (RHNA) conducted by the Southern California Association of Governments (SCAG). Table No. 3 (below) identifies the specific number and type of affordable housing units to be constructed within the City of Bellflower from 2003 to 2008. This identification of affordability type is categorized as Very Low (less than 50 percent of Los Angeles County median income), Low (50-80 percent of L.A. County median income), Moderate (80-120 percent of L.A. County median income), and Above Moderate (greater than 120 percent of L.A. County median income). However, the actual affordability is based on many factors including, but not limited to household income, sales price, financing terms, required down payment, permitted debt ratio and household size (number of persons in the family).

**Table 3. City of Bellflower - Regional Housing Needs**

Income Category	Housing Units	Percent of Total
Very Low	135	20.9 %
Low	134	20.7%
Moderate	157	24.3.%
Above Moderate	219	33.9%
TOTAL	645	100%

*Housing Objectives and Programs* - The following summarizes the progress that the City has made toward achieving Housing Element objectives and development of specific programs:

**Single-Family Program Profiles**

- 1) **Fix-It Grant** (HOME funded) - These grants offer up to \$10,000 to senior citizens and handicapped Bellflower residents to bring their residence up to Code and eliminate health and safety violations. This program requires applicants be low- to moderate-income, have no other financial resources available, and pay more than 31% or more of their income on housing costs. An affordability component has been added to this program to ensure that the neediest applicants without other available financial resources are served. Five (5) Fix-It Grants have been awarded between October 1, 2004 to September 30, 2005.
- 2) **Mobile Home Grants** (HOME funded) - These grants provide up to \$3,000 worth of assistance to applicants residing in mobile homes. Both exterior and interior improvements are eligible. Mobile home grants are available to low-income residents (50% of the median income for the Los Angeles/Long Beach Primary Metropolitan Statistical Area). Seven (7) Mobile Home Grants have been awarded between October 1, 2004 to September 30, 2005.
- 3) **First-Time Homebuyer's Program** (HOME funded) - The Homebuyer's Assistance Program (HAP) provides first-time homebuyers with the financial assistance necessary for home ownership. The loans are in the form of a deferred payment second mortgage (soft second) and they assist qualified households with the down payment and customary non-recurring closing costs associated with the purchase of a home in Bellflower. Applicants must contribute no less than 20% of the Lender's required down payment. The HAP will be used to provide the balance of the down payment and customary non-recurring closing costs, but cannot exceed \$40,000. Three (3) "First Time Homebuyers" are anticipated in late 2005 with the recent completion of the Flora Vista Modular Housing Project.
- 4) **Low Interest Deferred Loan Program** - Deferred loans are available to low- and moderate-income owner/occupants for the purpose of rehabilitating their home and to provide decent and suitable housing. Loans may also be offered to single head of households who have a handicapped family member(s). In extreme cases, the loan can be offered to persons whose home has Code violations which present a danger to the health and safety of the occupants. The loan is also available to handicapped homeowners to remove physical barriers by providing ramps, accessibility to sinks, cupboards, and bathrooms. Loans are provided at a simple interest rate of 4% per annum for amounts of \$15,000 to \$60,000. All principal and interest payments on the loan are deferred

until the property is sold or title is transferred, at which time the loan is due in full.

- 5) **Essential Home Repair Loan** - This loan provides up to \$15,000 to perform essential home repairs to bring the residence up to Code and eliminate health and safety violations. Loans are provided at a simple interest rate of 3% per year and are deferred until sale or transfer of title. The interest will be forgiven after 15 years. Loans are secured by a deed of trust. An anticipated modification to the program will allow all income-eligible Bellflower homeowners to participate regardless of how long they've been in their home. The modified program would require that the principle be repaid, which would allow program funds to be redirected back into the community for future applicants.
- 6) **Picket Fence Program (20% Set-Aside funded)** - The Picket Fence Program provides a 100% grant of up to \$5,500 for low- and moderate income homeowners and tenants with existing chain-link fencing and/or deteriorated fences in the front yard. Only City approved polyvinyl fences are eligible replacement fences. This program is funded with redevelopment housing set-aside funds and the applicant's income cannot exceed 120% of the area median income. One (1) Picket Fence Grant has been awarded between October 1, 2004 to September 30, 2005.

#### **Multi-family Program Profiles**

- 7) **Multi-Family Rehabilitation Loan Program** - This program is designed to assist landlords with improving their rental property and to provide quality housing stock to low-income residents. The program offers 4% loans up to a maximum of \$150,000 and is amortized over 15 years or less. At least 51% of the units must be occupied by low/moderate-income tenants to qualify for the program. Loan amounts will be determined by 1) the scope of work to be performed, and 2) the number of units in the project. As a general guideline, the amount should not be less than \$1,000 per unit or exceed \$7,000 per unit. In addition, landlords must agree to comply with the Fair Market Rent Schedule established by the United States Department of Housing and Urban Development for a period of three (3) years.
- 8) **Rebate Program** - Rebates provide landlords with an incentive to improve their rental property by reimbursing a landlord 35% of the cost for approved repairs/improvements for a maximum reimbursement of \$20,000. As with the Multi-Family Rehabilitation Loan Program, the landlords must agree to comply with the Fair Market Rent Schedule for a period of three (3) years.
- 9) **Rental Property Assistance Program** - From time to time, the City may be asked to assist a larger multi-family project. The assistance may take the form of loans and/or grants for the purpose of acquisition and/or



rehabilitation. Assistance for these projects will be considered on a case-by-case basis and must be approved by the City Council and budgeted within the Fiscal Year it is to commence. Non-profit housing sponsors will have priority for these project funds. Terms, amount, forms of assistance and affordability period will be determined based on the merits of each proposed project.

### Other Housing Profiles

- 10) **Little House** (CDBG-Funded) - provides transitional housing for drug- and alcohol-dependent women. They hosted about 12 women between October 1, 2004 and September 30, 2005.
- 11) **Su Casa** (CDBG-Funded) - provides transitional housing to women who are victims of domestic violence. They provided housing for about 150 women annually.

**Conservation Element** – The Conservation Element combines Conservation and Air Quality. This Element identifies environmental resources within the City and establishes a plan for their conservation, management, or preservation. The Air Quality section contains programs that will allow the City of Bellflower to contribute to the attainment of State and federal clean air standards. Listed below are projects the City of Bellflower is implementing/developing in fulfilling the goals of the Conservation Element.

The City has implemented several programs that focus on water resources. The City has adopted a Stormwater Management Program. The Program includes a Stormwater Working Group, Stormwater Coordinator and review process to ensure that all "priority projects" incorporate best management practices as determined by the National Pollution Discharge Elimination System Permit.

In terms of water conservation, the City purchased and installed 17 waterless urinals for use at City parks, which will result in the water savings of 40,000 gallons per year.

Street and parking area cleaning is completed on a weekly basis throughout the City. Bi-weekly street cleaning takes place on Bellflower Boulevard within the "Town Center." Monthly sweeping occurs on alleys and street center lines.

Other improvements worth noting are the installation of a traffic signal control system for use by emergency vehicles, purchase of an electric work cart and the deployment six (6) compressed natural gas trucks for use by the Public Works Department. In addition, seventeen waterless urinals were installed at City parks sponsored by a Metropolitan Water District Grant.

The City of Bellflower continues to preserve its historic resources. For example, the Carpenter House Residence is maintained as a museum with tours offered by the Bellflower Heritage Society. The City of Bellflower's original Train Depot is also scheduled to undergo a comprehensive renovation and restoration. The

Depot will be adaptively reused in its original context, within the Bellflower Town Center zoning area and the West Branch Greenway Multi-Modal Transportation Corridor. The City also successfully completed the removal of asbestos from several older, City-owned buildings along Belmont Street.

**Open Space Element** – The Open Space Element addresses the management of natural resources and the preservation and enhancement of scenic and recreation opportunities. Bellflower's element combines the State-mandated Open Space Element and an optional Recreation Element. Listed below are projects the City of Bellflower is implementing in fulfilling the goals of the Open Space Element.

New announcer's booth and concession stand were constructed at Thompson Park in an effort to update and modernize City Park facilities. In addition, the pool vacuum at the Bellflower Aquatic Center at Thompson Park was upgraded. Floor tile was replaced and installed in two rooms at Thompson Park. Additional improvements (i.e. ceiling rehabilitation, carpet replacement, and door replacement) were completed at Simms Park.

The City has also begun discussions in 2005 with Edison and the Los Angeles County Flood Control District to create a new "Riverview Park" between Alondra Boulevard (to the south) and Somerset Boulevard (to the north) adjacent to the San Gabriel River.

The Bellflower Recreation in Motion (BRIM) mobile recreation program continues to provide recreational services throughout the City. Recognizing that Bellflower only has 50.78 acres of park space, BRIM was developed, in 1995, to expand recreational opportunities for children not in close proximity to parks. BRIM is composed of a dedicated van, trailer, and three recreation staff members, at least one of whom is Spanish-speaking. BRIM offers a variety of supervised recreational activities such as crafts, table games, and sports and operates throughout the year.

The City offered a wide array of social and cultural programming, including, but not limited to, the following: Movies Under The Stars, Bellflower Car Show, July 4<sup>th</sup> fireworks show and carnival, Streetfest, Liberty Week Celebration, Halloween Carnivals, Holiday Tree Lighting, Music on the Plaza and Easter Egg Hunts.

Through the Capital Improvements Programs (CIP), the City has undertaken various projects as described in Table 4 below:

**Table 4. Capital Improvements Programs**

Project	Description
Tree Trimming	Part of a two year citywide tree trimming program; trees trimmed in the north half of the City in 2004-05; south half of the City trees are trimmed in 2005. Project funded by the General Fund's Capital Improvement Account.

**Table 4. Capital Improvements Programs (Continued)**

Project	Description
New Aerator	Purchased new aerator for use at City Parks. Project funded by the General Fund's Operating Account.
New Weed Sprayer	Purchased new weed sprayer for City property, right-of-way, and parkway. Project funded by the General Fund's Operating Account.
Simms Park Ceiling Rehabilitation	Replaced damaged ceiling tile in the "game" room. Project funded by the General Fund's Capital Improvement Account.
Simms Park Community Room Carpet Installation	Installed new carpet in the Community Room. Project funded by the General Fund's Capital Improvement Account.
Simms Park Door Replacement	Replaced damaged or worn doors. Project funded by the General Fund's Capital Improvement Account.
Thompson Park Painting	Painted the Aquatic Center buildings and completed mural program. Project funded by the General Fund's Capital Improvement Account.
Thompson Park Security Lighting	Upgraded perimeter security lighting. Project funded by the General Fund's Capital Improvement Account.
New Turf Vacuum	Upgraded equipment used at City Parks for vacuuming turf. Project funded by the General Fund's Operating Account.
Thompson Park Announcer Booth	Constructed new 1,000 sq. ft. announcer booth. The project was funded by the Bond Act of 2000.
Thompson Park Concession Stand	Constructed new 500 sq. ft. concession stand. The project was funded by the Bond Act of 2000.
All-Terrain Vehicle Purchase	Replace worn equipment for use at Ruth B. Caruthers Park with new Kabota all-terrain vehicle. Project funded by the General Fund's Operating Account.
Pool Vacuum Replacement	Replace worn pool vacuum equipment at the Bellflower Aquatic Center at Thompson Park. Project funded by the General Fund's Operating Account.
Thompson Park Room Tile	Replace and reinstall floor tile at Thompson Park Room A and B. The project was funded with "Proposition 40" funds.
Waterless Urinal Installation	Purchased and installed 17 waterless urinals at City parks. The project was funded with Metropolitan Water District Grant funds.

**Noise Element** – The Noise Element of the General Plan is dedicated to protecting the community from excessive noise. The City recognizes that there are two major categories of noise sources, mobile and stationary. With respect to stationary noise sources, they are generally associated with industrial and commercial activities, construction work, and human activity. Mitigation of these noise sources typically involve restricting commercial and industrial business operations to enclosed buildings, ensuring new residential construction is designed to comply with the County of Los Angeles Building Code Sound Transmission Control requirements, and/or considering land use compatibility when determining an acceptable limit for noise exposure for various land uses. These noise mitigation measures continue to be implemented for all new developments in the City as a means of mitigating adverse noise impacts. It is important to note that the City requires noise studies for uses that have the potential to impact the community to ensure compliance with the City's Noise standards.

**Safety Element** - The Public Safety Element addresses both natural and man-made hazards that may result in economic and social disruption, the loss of life, and/or damage of property. In an effort to minimize such loss/damage due to earthquakes, flood, fire, landslides, crime, hazardous materials/waste contamination and man-made hazards, the City adopted a Standard Emergency Management System (SEMS) Multi-hazard Functional Plan (MHFP) on February 14, 2005. This disaster plan integrates community resources into municipal emergency management, including a list of local resources such as personnel, equipment, material, specialized medical and other training and auxiliary communications/L.A. County Disaster Communications Systems. In conformance with the SEMS-MHFP, the City of Bellflower has continued to perform annual mock disaster drills, like the Spring 2005 "Table Top Emergency Simulation Exercise" in conjunction with other agencies (i.e. L.A. County Emergency Operations Center, L.A. County Sheriff) that will help establish and maintain an ongoing state of readiness within the City organization.

The City approved a Natural Hazards Mitigation Plan on September 14, 2005. The Plan is currently under review by FEMA. The Plan includes resources and information to assist City residents, public and private sector organizations, and others interested in participating in planning for natural hazards. The mitigation plan provides a list of activities that may assist the City of Bellflower in reducing risk and preventing loss from future natural hazard events. The action items address multi-hazard issues, as well as activities for earthquakes, flooding, and wildfires.

The City of Bellflower Public Safety Department and the Los Angeles County Sheriff's Department continue to enhance community safety through crime prevention. The City continues to participate in a multi-agency crime task force that maintains collaborative partnerships between various law enforcement agencies, courts, parole officers, the District Attorney's office, and local school districts. One example of this collaborative partnership focuses on the City's

community policing program in relation to gang violence and vandalism. Special Assignment Officers work with: a Strategies Against Gang Environments (SAGE) District Attorney to assist with necessary abatements and court filings; a probation officer to ensure that all probation violations are dealt with to the fullest extent possible; and the State's Parole Department to ensure that parolees are monitored.

Some of the other existing law enforcement programs that have promoted public safety in Bellflower include the "Neighborhood Watch (NW) Program," Public Service Area policing structure, a DUI and seat belt enforcement grant program, a "Volunteers on Patrol Program," the "School Resource Officers Program" and a peer-mentoring program for at-risk youth. The NW program is funded by the City and has a dedicated City staff member handling its coordination. There are currently about 100 registered NW groups, and those that are in the vicinity of the City's three parks do meet with City and Sheriff's personnel to discuss park concerns/ideas for improvement as needed. Six of the City's NW Captains also sit on the City's Public Safety Review Committee to address a variety of tactical and financial issues.

In 2005, the City of Bellflower celebrated the "National Night Out Against Crime" for the third time thanks in part to City funding and a \$3,000 donation from Kaiser Hospital. The City also received a \$90,000, two-year grant from the State Office of Traffic Safety to increase bicycle and pedestrian safety for children.

The City of Bellflower also strives to preserve the quality of the City's housing stock and improve the quality of life for residents through the enforcement of municipal codes. A total of 500 property maintenance cases have been opened by the Community Development Inspectors during the period between October 1, 2004 and September 30, 2005. A digital Code Enforcement database was initiated on September 14, 2005. The database enables Community Development Inspectors to retrieve and store information in "real-time" and via remote access throughout the City.

The City of Bellflower has assigned staff and a specially designed graffiti truck to remove graffiti on a full-time basis. A 24-hour graffiti hotline, business phone line, and City Website request form help to make it easy for residents and business owners to report instances of graffiti throughout the City, both on public and private property within 24 hours.

Through the Capital Improvements Programs (CIP), the City has undertaken various projects as described in Table 5 below:

**Table 5. Capital Improvements Programs**

Project	Description
Public Safety Vehicle Purchase	Purchased new Crown Victoria Police Interceptor for the Public Safety Department. Project funded by the General Fund's Operating Account.

**Table 5. Capital Improvements Programs (Continued)**

<b>Project</b>	<b>Description</b>
Public Safety Vehicle Purchase	Purchased a Public Safety replacement truck. Project funded by the General Fund's Capital Improvement Account.
Traffic Signal Control for Emergency Vehicles	Purchased and installed Opticom System, which allows for traffic signal control from emergency vehicles. The project was funded with "Proposition C" funds.

Doc 124200